UPDATE
SILVERADO AND VALLEY VIEW SILVERADO RANCH BLVD/VALLEY VIEW BLVD
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0119-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 104 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise.  SB/gc/ja  (For possible action)

RELATED INFORMATION:

APN:
177-30-503-006 & 177-30-507-003

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC) & COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 18.8
• Number of Lots: 104
• Density: 6.3 (du/ac) (for the R-2 portion)
• Minimum/Maximum Lot Size (square feet): 4,200/9,709 (gross and net for the R-2 portion)
• Project Type: Single family residential

The plans depict a 16.3 acre, R-2 zoned single family residential development consisting of 103 residential lots and 9 common element lots at a density of 6.3 dwelling units per acre. Both gross and net lot sizes range from a minimum of 4,200 square feet to a maximum of 9,709 square feet, with an average lot size of 5,209 square feet. The lots will be served by 47, 49, and 60 foot wide public streets with 5 foot wide sidewalks on both sides of the street. Access to the project is from Silverado Ranch Boulevard to the north and Valley View Boulevard to the east. Street landscaping consists of a 15 foot wide landscape area with detached sidewalks along Silverado Ranch Boulevard and Valley View Boulevard; and a 6 foot wide landscape area with attached sidewalks along Schuster Street and Landberg Avenue. A 5 foot wide landscape area with attached sidewalks is also provided where the side property line of the lots is located along an interior street (Barcotta Street). The landscape palette consists of 24 inch box trees, with shrubs and groundcover to cover 50% of the landscape area.
The remaining 2.5 acre portion is located on the northeast portion of the site and is shown as 1 lot on the plans and is zoned R-E. However, a non-conforming zone change application (NZC-0308-17) has been submitted to rezone the 2.5 acre portion to R-2 zoning and is accompanied by a tentative map for 11 lots.

### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (up to 8 du/ac), Public Facilities, &amp; Commercial Neighborhood</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Residential High (8 to 18 du/ac)</td>
<td>R-E</td>
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</tbody>
</table>

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tbody>
<tr>
<td>ZC-0586-17</td>
<td>A zone change to reclassify a 16.3 acre portion of the site from R-E to R-2 zoning for a single family residential development; waivers of development standards for street intersection off-set and modified street standards; and a design review for increased finished grade is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-0588-17</td>
<td>A vacation and abandonment of government patent easements, right-of-way easements, and a portion of right-of-way being Landberg Avenue is a companion item on this agenda.</td>
</tr>
<tr>
<td>NZC-0308-17</td>
<td>A zone change to reclassify a 2.5 acre portion of the site from R-E to R-2 zoning for a single family residential development is a related item on this agenda.</td>
</tr>
<tr>
<td>TM-0087-17</td>
<td>A tentative map for 11 single family residential lots is a related item on this agenda.</td>
</tr>
<tr>
<td>VS-0309-17</td>
<td>A vacation and abandonment of government patent easements and right-of-way easements is a related item on this agenda.</td>
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### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to
continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Silverado Ranch Boulevard, 45 feet to back of curb for Valley View Boulevard, 30 feet to 60 feet for Schuster Street, 23.5 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels;
- Vacate all unnecessary rights-of-way and easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division – Addressing
- Provide approved street names list;
- Belcaro Court is a street name sound alike;
- River Trail Court contains two street suffixes;
- Redwood Glen shall have a street suffix;
- Street suffixes shall be spelled out.

Department of Aviation
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's
Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

• Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0079-2017 to obtain your POC exhibit; and to please contact CCWRD to discuss frontage requirements.

TAB/CAC: Enterprise – denial.
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: September 6, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
CONTACT: Chelsea Jensen, Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118